

Master Plan Implementation Committee
Minutes for April 21, 2016
approved 5/26/2016

Date: April 21, 2016

Time: 6-7:15 PM

Location: Town Hall Annex, First Floor Conf. Room

Members Present: Charlie Kalauskas, Andrew Bunnell, Mike Byrne, Ann LeRoy, Wendy Richter, Pete Howard, Ralph Willmer;

Absent from the meeting were Joe Barr and Adam Chapdelaine.

Also present were Planning and Community Development Dept. staff members Laura Wiener, Joey Glushko, and Ted Fields; Mike Cayer of the ARB was also in attendance.

The minutes of the March 24, 2016 meeting were approved as submitted.

The Committee discussed the MPIC Report to Town Meeting; there were corrections and amendments offered. Pete Howard recommended adding the page references from the Master Plan and items discussed in the report. The Committee voted unanimously to approve the Report as amended.

Charlie Kalauskas summarized the Zoning Forum which took place on April 14. There seemed to be support for Articles 6 and 7 which address mixed-use development and parking in the town's commercial corridors. There were many concerns raised about Articles 8-10, which focus on controls for residential/neighborhood development. Andrew Bunnell said he felt that "...we haven't gotten it right, yet". There was discussion about possibility of changing the ARB Report to Town Meeting to reflect a "no action" recommendation on Articles 8-10. There was concern about the negative reaction to the amendments from residents, homeowners, and those involved in the residential real estate business.

Mike Cayer expressed concern that the proposed residential changes have not been explained well enough, and they are being confused with the more restrictive articles (Articles 11-17) proposed by 10-registered voters. He suggested that MPIC and ARB listen and learn from the responses of Town Meeting members on these articles and come back next year with better and more responsive articles. MPIC members generally agreed with this sentiment.

Mike Byrne commented that the "grandfathering" of basements that are between 3'6" and 4'6", which was raised at the Forum, would be difficult to enforce. Additionally, it could overwhelm the ZBA with an abundance of special permit work.

Ann LeRoy, Ralph Willmer, and Mike Cayer all commented that more time was needed to improve the Articles related to residential changes, and to educate Town Meeting and the public to the impacts of the proposed changes. It was acknowledged that a delay on Articles 8, 9, 10

might allow a more diverse coalition to work together to propose zoning changes for residential areas, which could appear at next year's Town Meeting.

The schedule for upcoming precinct meetings was reviewed; all the meetings are scheduled for Sunday April 24. An ARB member, MPIC member, and/or DPCD staff will be in attendance at each meeting. Pete Howard noted that the Master Plan should always be referenced - especially for Article 6 and 7. Regarding Articles 8-10, it can be mentioned that these are on the ARB April 25 agenda for reconsideration.

Laura Wiener gave an update of the Housing Production Planning. At the last public meeting, very specific recommendations and locations were discussed; all of the proposed new housing locations are in commercial areas. The draft of this plan will be presented and discussed at the June 6 ARB meeting.

Other Master Plan Implementation activities are underway. Ted Fields spoke about the Cultural District. A managing partnership has been established to oversee the planning and application to the state. This will be presented to the Board of Selectmen for their consideration. Laura addressed the Mass. Ave. Phase II improvements discussions which convened the first of a series of public workshops on April 13, to discuss strengths, weaknesses, opportunities and threats to the subject area, Mass. Ave. between Pond Lane and Mill Street. Future opportunities to participate in this transportation planning project will occur on May 5, with a "walkshop"; and a presentation on June 16 to look at some design options/ideas.

Ann LeRoyer reported that the CPC (Community Preservation Committee) is in the process of finding a representative to be part of the MPIC; right now they are reaching out to Joann Robinson, chair of the Historical Commission, to work on historic inventory and other related projects before the CPC.

The next meeting of the MPIC was set for May 26, at 6 PM.

The meeting adjourned at 715 PM.
Minutes submitted by Joey Glushko